

When Recorded Return to:  
DANE A. SWANSON  
13738 Avon Allen Road  
Mount Vernon WA 98273



200602280068  
Skagit County Auditor

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Chicago Title Company - Island Division  
Order No: IMV1606 MKP  
IC37918

**STATUTORY WARRANTY DEED**

THE GRANTOR ROBERT S. FRAKER, a single person, as his separate estate, as to an undivided 50% interest; PETER O. RICHARD and PATRICIA A. RICHARD, husband and wife, as to an undivided 25% interest; and RANDALL J. RICHARD, a single person, as his separate estate, as to an undivided 25% interest

for and in consideration of Two Hundred Forty-Five Thousand and 00/100...(\$245,000.00)  
DOLLARS

in hand paid, conveys and warrants to

DANE A. SWANSON, a single person

the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated legal description: Ptn. NE, SE Sec. 11, T34N, R3E, W.M. See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 340311-4-003-0003 P21477

Subject to: Restrictions, reservations and easements of record. Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Dated: February 27, 2006

Robert S. Fraker 2-27-06  
ROBERT S. FRAKER Date

Randall J. Richard 2-27-06  
RANDALL J. RICHARD Date

Peter O. Richard 2-27-06  
PETER O. RICHARD Date

Patricia A. Richard 2-27-06  
PATRICIA A. RICHARD Date

# 900  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

FEB 28 2006

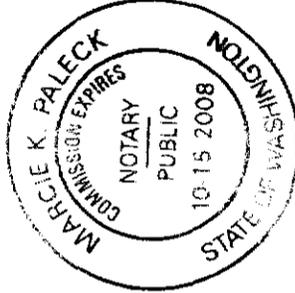
Amount Paid \$ 9316.<sup>00</sup>  
By Skagit Co. Treasurer  
Deputy

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that ROBERT S. FRAKER the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: February 27 2006

Marcie K. Paleck  
Marcie K. Paleck  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: October 15, 2008

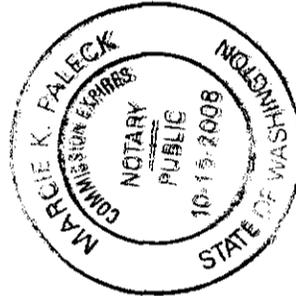


STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that RANDALL J. RICHARD the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: February 27 2006

Marcie K. Paleck  
Marcie K. Paleck  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: October 15, 2008

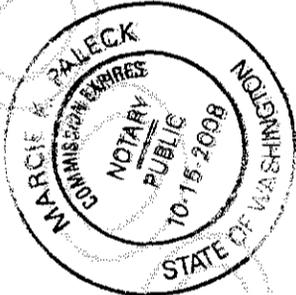


STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that PETER O. RICHARD and PATRICIA A. RICHARD the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: February 27 2006

Marcie K. Paleck  
Marcie K. Paleck  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
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EXHIBIT 'A'

**Description:**

**Order No: IMV1606 MKP**

That portion of the Northeast Quarter of the Southeast Quarter of Section 11, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Commencing at the quarter stake between Sections 11 and 12, Township 34 North, Range 3 East of the Willamette Meridian and run South 59 rods 12 feet to a stake;

Thence West 80 rods, more or less, to the 1/16 section line separating the Northeast Quarter of the Southeast Quarter from the Northwest Quarter of the Southeast Quarter of said section 11;

Thence South along the aforesaid 1/16 section line, 19 rods, 12 feet to within 20 feet of a road stake;

Thence East 1,157 feet, more or less, to a point 163 feet West of the section line between section 11 and 12, said Township and Range and the true point of beginning of this description;

Thence North 98 feet;

Thence East 163 feet, more or less, to the East line of said Section 11;

Thence South 98 feet, more or less, to a point East of point of beginning;

Thence West to point of beginning;

EXCEPT therefrom all dike, ditch and county road rights-of-way.

Situated in Skagit County, Washington.



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